



Report to Village Board

Agenda Item: Zoning Change Request: APG NWI LLC, Rad Pandit (no address) County Road X, Kronenwetter, WI 54455.

Meeting Date: February 23, 2026

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Zoning Change Request: APG NWI LLC, Rad Pandit (no address) County Road X, Kronenwetter, WI 54455.

OBJECTIVE(S): To review the Zoning Change Request

HISTORY/BACKGROUND: APG NWI LLC, 5772 New Castle Lane, Bettendorf, IA 52722 requests a Zoning Change of 4.392 acres from B3 – General Commercial to MF – Multiple Family Residential located at County Road X (no address), Kronenwetter, WI 54455. Parcel Identification Number: 145-2708-062-0983. Legal description of the subject property: SEC 06-27-08 PT OF S 1/2 NW FRL 1/4 - LOT 2 CSM VOL 83 PG 58 (#17401) (DOC# 1714094).

The existing 4.392acre parcel meets the minimum density standards for MF – Multiple Family Residential. Minimum Lot Area (5,000sf/dwelling unit, Minimum Lot Width (100ft) and Minimum Lot Public Street Lot Frontage (40ft). The proposed rezone from B3 to MF is not consistent with the Future Land Use Map. The Future Land Use Map has this parcel zoned Commercial.

On February 16, 2026, the Plan Commission reviewed and denied the Zoning Change Request. Since the review criteria were not met, a motion was made recommending the Village Board to deny the Zoning Change Request for APG NWI LLC, Rad Pandit, from B3 – General Commercial to MF – Multiple Family Residential.

ACTION RECOMMENDED: Motion to deny the Zoning Change Request for APG NWI LLC, Rad Pandit from rom B3 – General Commercial to MF – Multiple Family Residential.

§ 520-118. - Amendments to official zoning map (rezonings).

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

ATTACHMENTS: Zoning Change Request and Staff Report